

Prepared by:
Sandy Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20180119000018480
01/19/2018 09:07:48 AM
DEEDS 1/2

Send Tax Notice To:
Salvador Moreno Rodriguez
Vanessa Berenice Alvarez Flores
2030 Kerry Circle
Calera AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand Dollars and No Cents (\$40,000.00), as evidenced by the sale contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Virginia Reeves, an unmarried woman, having a mailing address of 10 County Road 583, Hanceville, AL 35077 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Salvador Moreno Rodriguez and Vanessa Berenice Alvarez Flores, having a mailing address of 2030 Kerry Circle, Calera, Alabama, 35040 (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, having an address of 1434 2nd Avenue, Calera, Alabama 35040, situated in Shelby County, Alabama, to wit:

All of Block 104, including vacated alley, according to J. H. Dunstan's Map of the Town of Calera.

Also a part of the S 1/2 of NW 1/4 of Section 16, Township 22 South, Range 2 West, described as follows: Begin at the NW Corner of Block 104 of J. H. Dunstan's Map of the Town of Calera, said point being the POINT OF BEGINNING; thence S 89 deg. 04 min. 20 sec. E a distance of 318.69'; thence S 88 deg. 20 min. 08 sec. E, a distance of 61.02'; thence N 02 deg. 33 min. 26 sec. E, a distance of 149.01'; thence N 88 deg. 56 min. 29 sec. W, a distance of 474.25'; thence S 02 deg. 08 min. 04 sec. E a distance of 149.43'; thence S 89 deg. 03 min. 03 sec. E, a distance of 82.31' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett dated June 16, 2017.

Subject to: All easements, restrictions and rights of way of record.

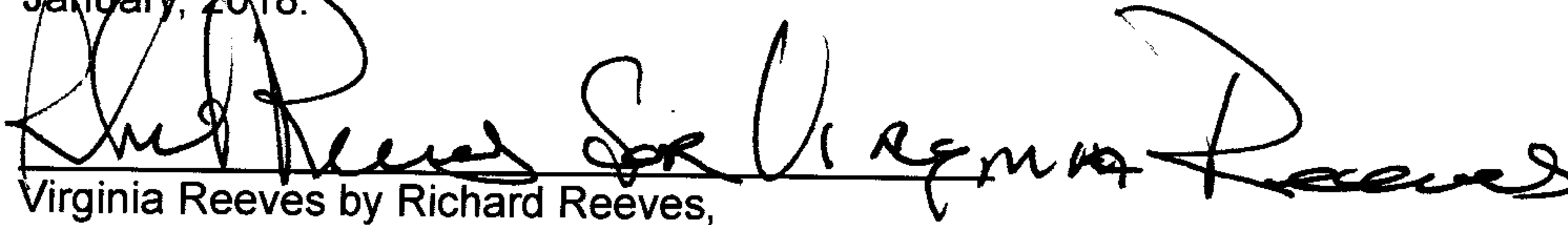
Virginia Reeves is the surviving grantee of that deed recorded in Real Book 258, Page 733 in the Probate Office of Shelby County, Alabama, the other Grantee, Shelton Reeves having died on or about the 13th day of May, 2014.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a

good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

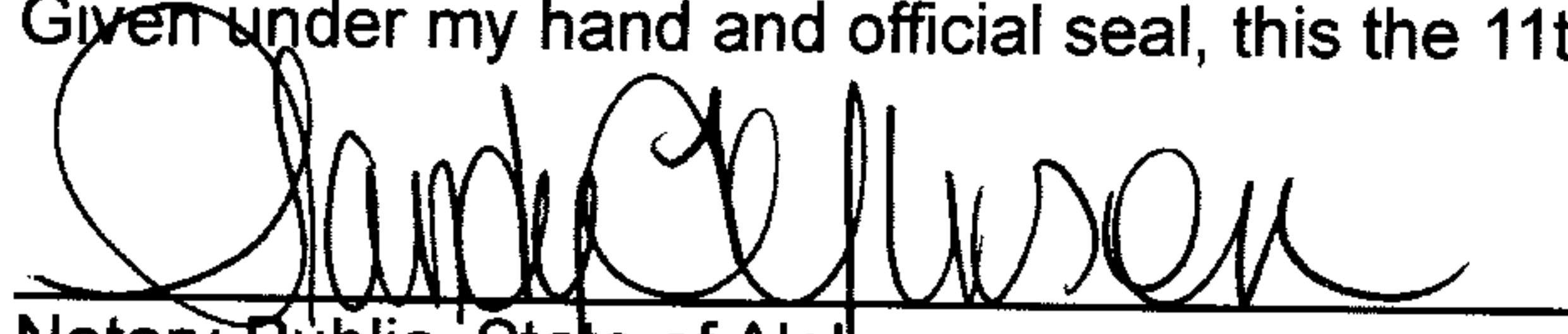
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 11th day of January, 2018.

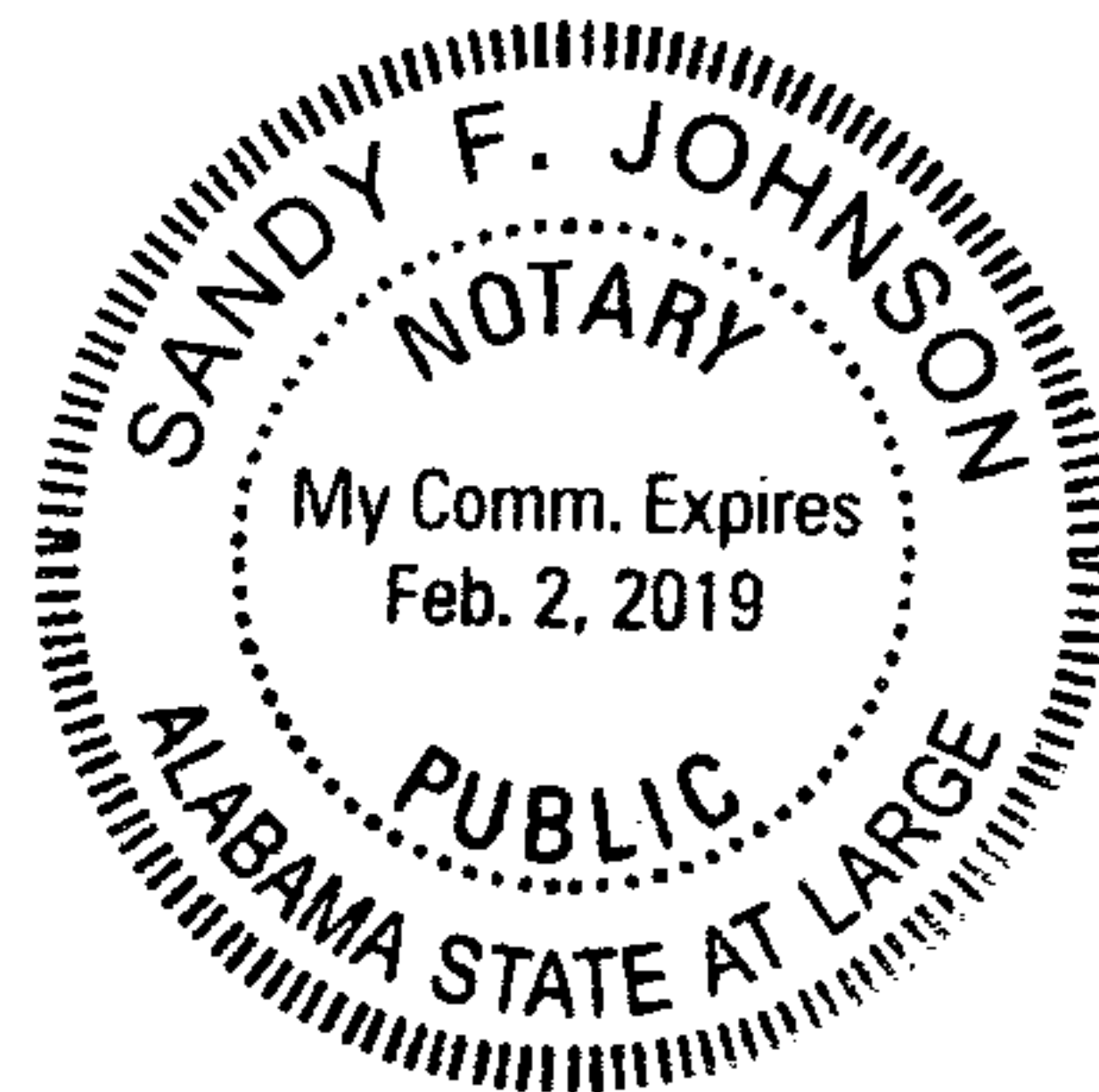

Virginia Reeves by Richard Reeves,
her Attorney-in-Fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Richard Reeves, under Durable Powers of Attorney for Virginia Reeves whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he in his capacity as Attorney in Fact under Durable Powers of Attorney for Virginia Reeves has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of January, 2018.


Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2018 09:07:48 AM
\$58.00 CHERRY
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